

**MINUTES OF THE REGULAR MEETING
OF THE HAILEY PLANNING AND ZONING COMMISSION
HELD MONDAY, DECEMBER 19, 2005
IN THE UPSTAIRS MEETING ROOM WITHIN HAILEY CITY HALL**

The regular meeting of the Hailey Planning and Zoning Commission was called to order at 6:30 p.m. by Commission Chair Kristin Anderson. Commissioners Trent Jones, Stefanie Marvel, and Nancy Linscott were present. Commissioner Elizabeth Zellers was absent. Staff present included Planning Director Kathy Grotto, City Planner Diane Shay, Administrative Assistant Marti Amsbaugh, and Deputy Clerk Tara Hyde.

PUBLIC HEARINGS

BLAINE COUNTY SCHOOL DISTRICT—COMMUNITY HOUSING DESIGN REVIEW

An application by Blaine County School District for Design Review of new buildings for workforce housing, located at Woodside Boulevard and Water Gulch Road (1111 BCSD Way) in the General Residential district.

Steve Pruitt, representative for the project, explained this was a review of the design proposed at the time of PUD and Final Plat. He said Phase 1 of the development was being looked at tonight; Phase 1 does not include development on Lots 3a and 3b.

Pruitt indicated curb, gutter and sidewalk for the area was addressed through negotiation of the PUD and installed on Woodside Boulevard and along Woodside Elementary Lane to the school building. Internal circulation of the property will be met through a series of pathways, with a central pathway connecting to the sidewalk by the elementary school.

Pruitt said plans call for a gate at the northwest corner of the housing property to keep public traffic from accessing through to Echo Hill Park. A second gate will be installed at the park. Emergency responders will have access through both gates to the property.

Residential parking was addressed with Pruitt stating that two parking spaces were provided for each unit. An additional 16 guest parking spaces can be accommodated in the pull out areas. The paved area of the private drive is 26 feet in width and parking will only be allowed on one side. Pruitt addressed signage planned for the private street, stating it would be informational. Placement will be worked out with the City Engineer.

Drainage was discussed with changes made to the overall site by Toothman Ortman. There is on-site drainage for the housing component and no run off will occur to the rest of the school or neighboring properties.

Pruitt said snow clips and gutters were added to the west elevations; other entrances are under gables or eaves.

Ron Adams, the landscape architect, explained the lighting for the housing area and presented diagrams of photometrics. He explained the plans call for seven pole lights that are 14 feet to the bottom of the shade and 16 feet in total height. Twelve bollard lights, 42 inches in height, are planned along the path that leads from the housing to the school.

Adams explained the deluge sprinkler system proposed for the slope. He said that after the grass on the slope is established, all valves can go on one switch—the pipe will be sized to accommodate the flow. The applicant believed this system will be beneficial should there be a need for fire suppression, allowing a flip of one switch to turn on a large area of sprinklers on that slope.

Pruitt addressed exterior lighting in other areas of the project. Soffit down-lighting is planned for the entry areas. Surface mounted rectangular down-lighting is planned for above the rear patio sliders. Four inch bronze numbers are planned for addressing on the buildings.

Exterior coverings include a gray/green palette of hardiboard applied in a vertical configuration, with darker stucco. The gable ends will be shingles. Roofing is a 30-40 year composition shingle with color. White/cream vinyl windows will be installed.

There was discussion about the change to the tree sizes planned.

Anderson expressed concern about the lighting proposed; as there are no street lights in the area, she believed the location of the pole lighting would bring excessive light to the dark neighborhood. Gaeddert said the applicant would be fine with removing the lighting. Pruitt suggested different configurations could be looked at to allow more discretion in light placement. Jones also expressed concern with the lighting.

Jones expressed his displeasure with the “canned duplex design” presented. He referenced the on-site meeting held by the Commission on May 17, 2005, stating the applicants have had ample opportunity to be more creative with their design and have chosen to stick with the canned design.

Marvel believed color was an issue, with all buildings presented in a monotone of brown with no variety or contrast. She believed some variety in the color scheme would make the project fit better with the surrounding neighborhood.

Linscott asked if the area shown as Phase 2 would be seeded and watered as part of Phase 1. Adams indicated it would be.

Linscott asked if pets had been considered for the deed restricted housing, believing that may figure in to an owner’s need to modify their lot with fencing. She asked about snow storage and stated she agreed with Marvel regarding the colors.

Pruitt said the applicant was here to show the design under the guideline of the Ordinance. He advised they could review the proposed color ranges. He said he was under the impression they needed to keep the project colors muted due to its location.

There was further discussion about the type of housing considered for the lots and compatibility

with the mainstream of the Woodside area, along with concerns of the neighbors heard in previous meetings. Pruitt said the product presented was well within the guidelines.

Jones advised he wanted to go on record to express disappointment with the design and the missed opportunity for creativity that might have allowed additional units to be built. He asked the applicant to talk about sight lines, the scale of the buildings, and minimizing that scale.

Pruitt explained the 2 site cross sections presented. He said there is approximately 150 feet of play area between the proposed housing and the homes on Berry Creek. The housing sits 215 feet to the nearest house on Berry Creek. He said there is a 6-7 foot rise between the play area and the housing, which will be landscaped to help soften the rise. The buildings step up and back down for a softer scale. Pruitt said the buildings are a minimum of 20 feet apart at the one story level, with the two story levels being approximately 40 feet apart. Pruitt said the grade change behind Lot 3 was steeper and will be replanted and irrigated. He advised of a new public access trail along the east side of the property.

Jones asked the height of the buildings. Pruitt advised the building height was 24 feet at the ridge.

Jones asked about Lots 3a and 3b and plans for their development. Gaeddert said the lots required more detail and engineering. He added that Lots 4 and 5 belonged to the city; this application addresses Lots 6-11.

Mike Chatterton, with BCSD, explained the duplex concept was to help alleviate traffic concerns. BCSD hopes to hold the sale cost of the units to between \$175,000-190,000. Jones hoped that Woodside Elementary teachers would be considered for those units to truly help alleviate the traffic concerns.

Gaeddert advised there would be CCRs, but was unsure how they would be written. He advised the city would be a party to them based on ownership of 2 of the lots. Gaeddert added that some of the exterior lights could be removed, that the applicant had no problems with conditions "a-i" as listed in the staff report, and that the applicant would need to work with the Fire Chief and the Parks and Lands Board for signage within the project.

Anderson asked about drainage. Gaeddert said plans call for the property to drain to the drywells located on the northwest corner of the residential area.

Shay advised that the foot candles exceed lumen levels for the parking areas and suggested the applicant may wish to consider removal of the 7 pole lights. Tree size was also discussed. Shay added that the Fire Chief still needed the fire protection plan and that the Commission may wish to add a condition that the applicant shall contact the Fire Chief for specifics related to that fire plan.

Shay said that BCSD has hosted community housing meetings since January that she has sat in on as a representative for the City. She added the design has evolved with much input. Jones advised he has no sense of what that dialog entailed.

Jones asked if the applicant planned to re-vegetate with native plants. Adams indicated that was

correct.

Grotto suggested the Commission may wish to condition that all plans required by the Fire Chief be submitted and approved by the Fire Chief before issuance of a building permit.

Grotto asked if the bollard lights were the same style as those at the high school and suggested the applicant consider a different style because of the light shed by those louvered bollards. She suggested directional, low bollards could be added to the parking area and advised the applicant to submit specs. Pruitt indicated the bollards could be sharply cut to direct the light.

Anderson opened the public hearing.

There being no comment, Anderson closed the public hearing.

Anderson listed issues heard as the missed opportunity for creativity on the building designs, and lighting.

Linscott asked if the lights could be put on a motion sensor. She did not believe the tall lighting was necessary.

Marvel did not believe the proposed design was a work in progress, stating it is the design the Commission has seen from the beginning with no change. She believed the design to be monolithic and stated the proposed colors did nothing to lessen that feeling. Pruitt said colors could be revisited. Marvel suggested each townhome could be slightly different to provide variety. She believed the proposed lighting was too tall and more than necessary.

Jones agreed that there was too much lighting and stated he supports removing the 7 pole lights.

Marvel believed some lighting may be needed. Anderson suggested the applicant could lower the wattage, height and number of lights. Linscott said a lesser number of poles strategically placed might work well. Jones reminded all that the school building will be lit up. Linscott believed some transitional lighting was needed.

Anderson referenced the fence issue. Linscott believed fencing was a CCR issue for looks and functionality. Pruitt thought pre-approved fencing could be addressed in the CCRs. Adams said that previously, they have designed fences and placement of those fences; the homeowner can then fence permit and construct. Perhaps if a homeowner chose to make changes, the new plan could go through a full review.

There was discussion about reseeding and maintenance of the hillside.

Anderson again stated issues of lighting and change to colors. Grotto suggested the Commission could continue the application to a date certain to see the colors and lighting plan again, or the Commission may wish to condition that the applicant supply the plans to be reviewed by the Commission before issuance of a building permit.

Shay suggested the Commission clarify for the applicant what is expected and to be specific. She advised the City does not have specific guidelines for requiring a certain design.

Anderson sensed the issues were more related to the big picture. She believed the transition of materials and rooflines helped to reduce the apparent scale of the buildings.

Jones commended BCSD for the intent of community housing. He stated he has had issues with the design since the beginning but conceded that the design did meet the letter of the guidelines.

Linscott suggested the applicant may be able to add character to the buildings by dressing up the garage doors that present to the street. Anderson said those garage doors really present to the hillside.

Linscott moved to continue the application to the January 17, 2006, meeting to revisit the exterior lighting, colors and potential design changes to the fronts of the buildings. Marvel seconded and the motion carried with Jones abstaining.

The Commission took a five minute recess.

COMMUNITY CAMPUS REVIEW OF CONDITIONAL USE PERMIT

Two-year review of the Blaine County School District's Conditional Use Permit for the "Community Campus" in the old high school building at 1050 Fox Acres Road, in the General Residential District. The CUP was granted in 2003 with a requirement for a review after approximately 2 years of operation.

Gaeddert introduced all applicants associated with the application. He advised that required upgrades to the parking lot have been done. Head Start has moved into the building. He advised of a variety of remodels to accommodate Head Start and College of Southern Idaho (CSI). He said that Blaine County Rec. District was looking at making some changes and those would be brought before the Commission when decided upon.

Gaeddert advised that Head Start was originally categorized as a daycare center. The program is a federally funded public service agency providing many services to children and their families, including social services. It was suggested the Commission may wish to make a finding that the Head Start operation within the Community Campus is a public use and therefore not subject to the maximum of 18 children. Staff was in agreement that such a finding could be made in light of the social and education services provided. Chatterton added that Head Start is federally funded based on low income and is a boost to help kids before kindergarten. Grotto said she and the City Attorney had discussed the issue and the Attorney felt confident that the program was more than a daycare because of the various social services provided.

Grotto advised of items from the original CUP that were not yet done; the satellite dish needs to be removed, and the green portals still need to be altered. She suggested that conditions a-e of the original CUP be carried over. Grotto advised that an easement for access to the water meter may be needed and suggested the Commission condition a deadline of May 1st to put that

easement in place. Gaeddert advised that the Public Works Manager and Jim Binnion of the school district were talking about the issue. The meter may be installed inside.

Marvel expressed concern that the satellite dish and green portals were still pending after 2 years; she stated it was time to accomplish those conditions.

Chatterton said the green portals would be painted as soon as possible in the spring and the satellite dish was to be removed over the Christmas break.

Anderson expressed concern with lack of a sidewalk on the south side of the building and asked if the applicant had any ideas to improve that area. Gaeddert indicated cross-walks and speed bumps were installed in the area. He advised of the sidewalk along the front of the building, but stated there were no plans for installation of a sidewalk on the south side of the building. He said the tenants meet monthly to address safety issues. He said parking on the south side of the building had been removed.

Grotto said that the high school, the bus facility and the Community Campus all use the area and the pedestrian conflict was not just a Community Campus issue. She suggested pedestrian conflicts could be looked at during the next review and the applicant could supply plans of how to address those conflicts. Anderson said that the area is heavily used, especially in the summer.

Anderson opened the public hearing.

Grotto advised of a letter from Becki Keefer in support of the Community Campus. Her concern addressed the need for pedestrian access on the south side of the building also.

Dave Keir, of BCRD, said the Community Campus was an asset to BCRD. He advised he attended monthly meetings to address issues of concern, stating the entities are trying to be progressive in addressing those issues. He stated BCRD would be in support of additional pedestrian safety.

Jenny Emery Davidson, of CSI, supported pedestrian safety.

Keir added they are exploring adding components to the facility.

Anderson closed the public hearing.

Anderson agreed that the Community Campus is a great partnership and benefited the community at large.

Marvel agreed the Campus is a great asset. She had no problem with calling Head Start a public benefit. She was concerned about the pedestrian access on the south side and would like to see the issue prioritized. She would like to include a condition that the pedestrian access and safety issue be revisited. Jones believed 6 months was a good timeline to revisit the issue and that the satellite dish and portal painting should also be required to be completed by that time.

Linscott had no problem with the Head Start issue, believing it a good location for deviation from the daycare definition.

Marvel moved to approve the application with the following conditions as listed in the original CUP:

- a) **All Fire Department and Building Department requirements shall be met. At this time, these requirements include, but will not be limited to the following:**
 - **Periodic inspections of remodeling work.**
- b) **All of the green portals above the entrances will be altered in the same manner. The Design Review Committee shall review and approve the final colors and materials.**
- c) **Any additional exterior alterations may be subject to Design Review.**
- d) **The Community Campus may be used by Blaine County Recreation District, College of Southern Idaho, and Blaine County School District for their administrative use and programs. Any change in the use or entities occupying the subject buildings shall be subject to a review of the criteria of Hailey Zoning Ordinance Section 11.4, as amended, and to an amendment to this Conditional Use Permit.**
- e) **Should additional parking be perceived as necessary when the Community Campus is fully operational, any spaces to be added will be subject to Design Review approval.**

with the addition of the following:

- f) **An easement for access to the water meter shall be supplied.**
- g) **There shall be a six month review of pedestrian access improvements to the south side of the Campus.**

Jones seconded for discussion and clarified the length of time before the next complete review of the CUP. Grotto said it would be upon receipt of written complaint or other notification of problems. The vote was taken and the motion carried unanimously.

NEW BUSINESS

SILVER STREET PLACE – REQUEST FOR SIX-MONTH EXTENSION OF DESIGN REVIEW

Request by River Street Development for a six-month extension to Design Review approval of Silver Street Place.

Anderson recused herself.

Jones opened the application.

Jay Cone, representative for the project, explained that in January 2005, inquiries were made to the Building Department on the correct way to proceed. The Building Official stated that outside review of the application was needed and the application went through International Code

Council (ICC) review. Six to eight weeks were then required to develop shop drawings with another 12 weeks required to build the steel package, which they cannot do at this time. Cone advised the application was still in process with the Building Department. He said there are many code issues involved with mixed use for protection of all the uses.

Grotto stated her understanding, from discussion with the Building Official, was the same.

Marvel expressed concern about the zero setback to the firewall on the large wall. She added she had expressed concern at the time of Design Review about emergency egress. Cone said there are two interior stairwells for egress from the third floor.

Jones asked if the building would get built if the extension was granted. The owner, Gary Poole, indicated it would be built.

There was discussion about the process with Grotto advising that the Building Official's plate is very full; and as it requires a lot of time to learn the standards for plan review of the mixed use buildings and the layers of complexity involved, the application was sent out to the Code Council.

Cone said there was no change to the design, it is ready to go.

Jones opened the public hearing.

There being no comment, Jones closed the public hearing.

Marvel moved to approve the six-month extension of the Design Review approval granted on January 18, 2005. Linscott seconded and the motion carried unanimously.

FINDINGS OF FACT

CBS Building- **Jones moved to approve as written,** Anderson seconded and the motion carried with Marvel and Linscott abstaining.

COMMISSION REPORTS

Jones advised he is seeing cars parked on the sidewalk along Main Street in the Bullion Square parking lot.

There was discussion about the James Reed property and the house that is now being built there. It was asked if the setbacks were being met because the house looks very close to the property line. Grotto advised the Building Department checks all setbacks when they go out for inspection. Those building plans are public record and anyone is welcome to look at them.

Jones advised he would be unable to attend the January 3 and possibly the January 17, 2006, Commission meetings.

STAFF REPORTS

Grotto advised that Marvel was appointed to a full term as Commissioner. The full term will begin in January and runs for three years.

Grotto said the Community Housing Ordinance was passed by the Council, with direction that staff is to start work revising the Ordinance.

There was discussion about the possible interim moratorium being considered by the Council.

Jones moved to adjourn, Linscott seconded and the motion carried unanimously.

The meeting adjourned at 9:00 p.m.